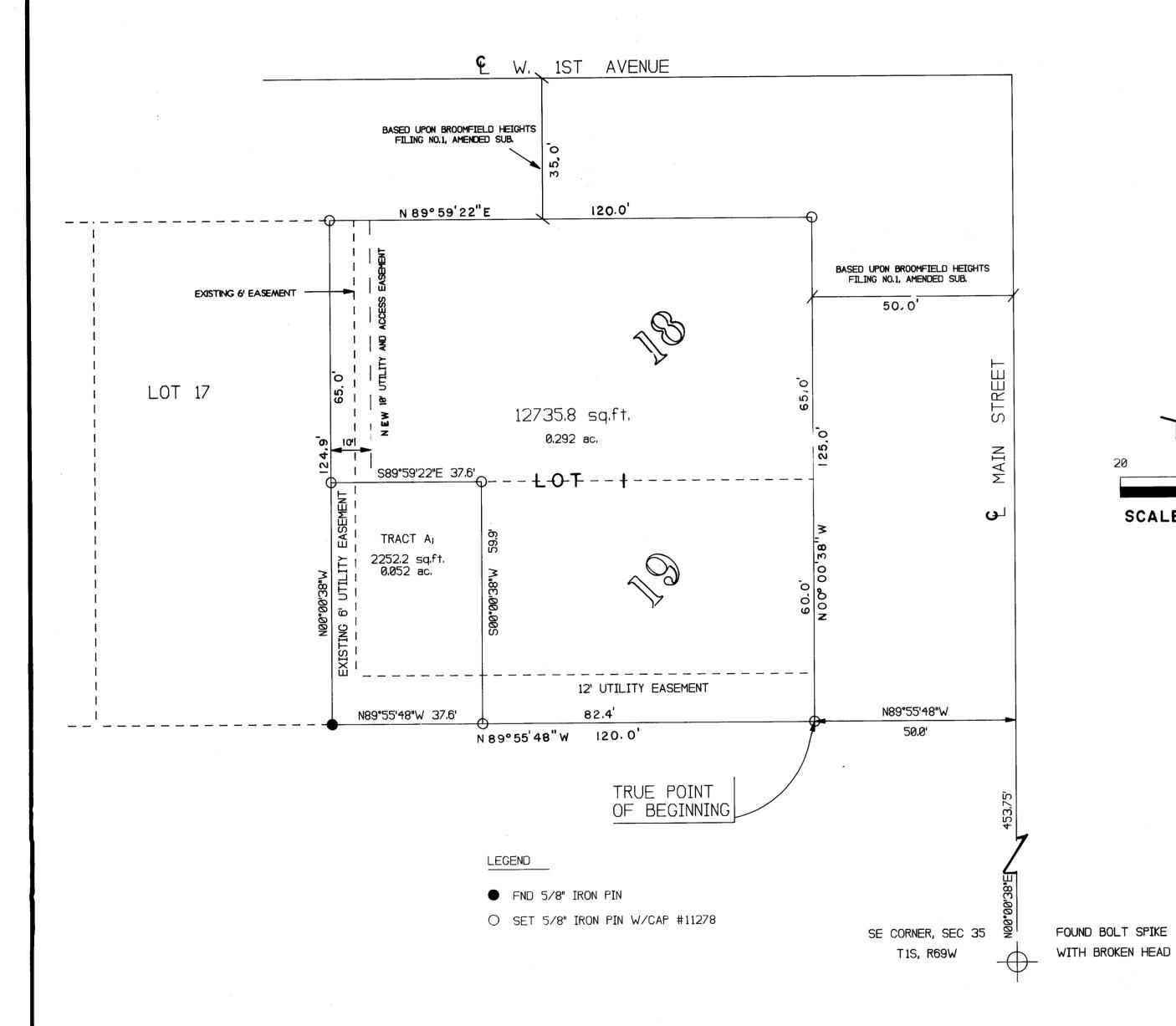
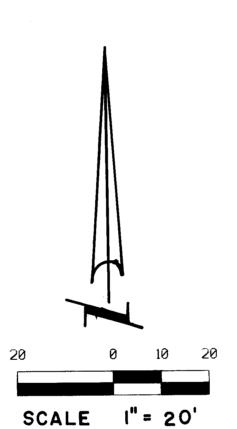
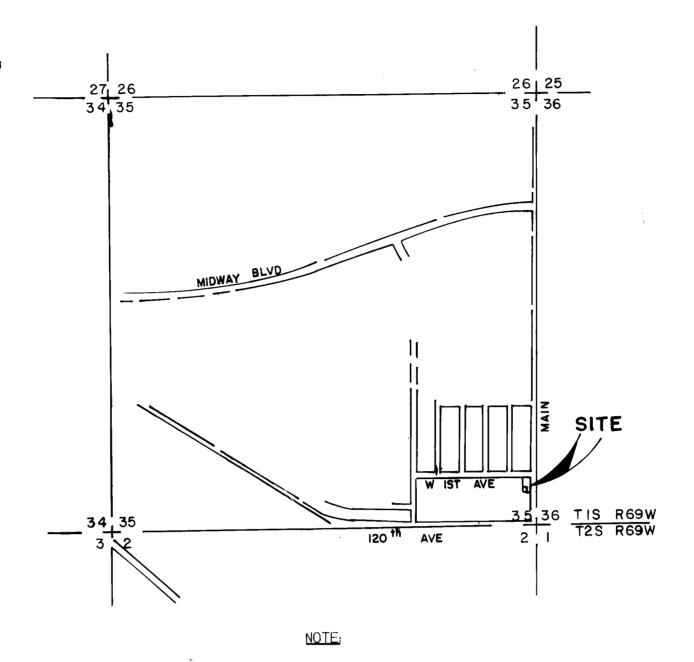
OREO SUBDIVISION

A RESUBDIVISION OF LOTS 18 & 19, BLOCK 20, BROOMFIELD HEIGHTS, #1 AMENDED, LOCATED IN THE SE QUARTER OF SECTION 35, T1S, R69W, OF THE 6TH P.M. CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO.

AREA = LOT 1 12735.8 SQ. FT. TRACT A 2252.2 SQ. FT.







- 1. THIS PROPERTY DOES NOT LIE WITHIN 100 YEAR FLOOD PLAIN.
 REFERENCE PANEL NO. 220 OF 225 ACCORDING TO THE U.S. DEPARTMENT
 OF HOUSING AND URBAN DEVELOPMENT FLOOD INSURANCE RATE MAP.

 (CP. NO. 085073 0220 C) MAP REVISED AUG. 16, 1988
- 2. TRACT "A" WILL BE OWNED BY THE CITY OF BROOMFIELD.
- 3. THE OWNER OF LOT I WILL MAINTAIN ALL AREAS SUBJECT TO EASEMENT IN GOOD CONDITION, FREE OF WEEDS AND DEBRIS. THIS SHALL BE A COVENANT RUNNING WITH THE LAND, FOR THE BENEFIT OF THE CITY AND ITS CITIZENS.

STATEMENT OF BASIS OF BEARING

BEARING BASED ON THE CENTERLINE OF MAIN STREET AND WEST 120TH AVENUE.

CLERK AND RECORDERS CERTIFICATE

STATE OF COLORADO) SS

I, HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 1:53 O'CLOCK A.M.,

THIS 30th DAY OF November, 1989, AND IS RECORDED IN PLAN FILE P-24 F-1 #37

FEES \$10.00 PAID.

Charlotte Houston

CLERK AND RECORDER

BY: Carel Portu

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT THE UNDERSIGNED, CITY OF BROOMFIELD, A COLORADO MUNICIPAL CORPORATION, AND OREO INVESTMENTS, INC., A COLORADO CORPORATION, ARE THE OWNERS OF THAT REAL PROPERTY LOCATED IN THE CITY OF BROOMFIELD, STATE OF COLORADO, AND LYING WITHIN THE EXTERIOR BOUNDARY OF OREO SUBDIVISION, A RESUBDIVISION OF LOTS 18 AND 19, BLOCK 20, OF BROOMFIELD HEIGHTS FILING NO. 1 AMENDED CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.E. CORNER OF SECTION 35, T1S, R69W, 6TH P.M., THENCE N00°00'38"E ALONG THE WEST LINE OF SAID SECTION 35 A DISTANCE OF 453.75 FEET; THENCE N89°55'48"W AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 35 A DISTANCE OF 50.0 FEET TO THE TRUE POINT OF BEGINNING, THENCE CONTINUING N89°55'48"W A DISTANCE OF 120.0 FEET TO THE SOUTHWEST CORNER OF TRACT A, THENCE N00°00'38"E A DISTANCE OF 124.9 FEET TO THE NORTHWEST CORNER OF LOT 1, THENCE S89°59'22"E, AND PARALLEL WITH WEST 1ST AVENUE A DISTANCE OF 120.0 FEET TO THE NORTHEAST CORNER OF LOT 1, THENCE S00°00'38"W, AND PARALLEL WITH MAIN STREET, A DISTANCE OF 125.0 FEET TO THE SOUTHEAST CORNER OF LOT 1, AND THE POINT OF BEGINNING.

THAT THEY HAVE CAUSED SAID PROPERTY TO BE LAID OUT AND SURVEYED AS A RESUBDIVISION OF LOTS 18 AND 19, BLOCK 20 OF BROOMFIELD HEIGHTS FILING NO. 1 AMENDED, CITY OF BROOMFIELD, COUNTY OF BOULDER, STATE OF COLORADO, AND DO HEREBY GRANT TO THE CITY OF BROOMFIELD AND ITS ASSIGNS THAT PORTION OF SAID REAPROPERTY DESIGNATED ON THE ACCOMPANYING PLAT AS "UTILITY EASEMENT" AND "UTILITY AND ACCESS EASEMENT" FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL SERVICES, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO.

90	TI	IN WITNESS WHEREOF, OREO INVESTMENTS INCORP	ORATED, A	COLORADO	CORPORATION,	HAS	CAUSED	ITS	NAME
IN WITNESS WHEREOF, OREO INVESTMENTS INCORPORATED, A COLORADO CORPORATION, HAS CAUSED ITS NAM TO BE HEREUNTO SUBSCRIBED THIS 29 DAY OF November, 1989.	T	TO BE HEREUNTO SUBSCRIBED THIS 29 DAY OF	- Novembe	<u>R</u> , 1989,			s.	S (5)	

BY: Sidney W. Hollender
PRESIDENT

IN WITNESS WHEREOF, THE CITY OF BROOMFIELD, A COLORADO MUNICIPAL CORPORATION, HAS CAUSED ITS NAME TO BE HEREUNTO SUBSCRIBED THIS 1989.

CITY CLERK

BY: Kolery Color

MAYOR

ACKNOWLEDGEMENT

STATE OF COLORADO)
SS
COUNTY OF BOULDER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY SIDNEY K. M. Mender, Pres. And Royald W. P. H.; S. E.

THIS 21 DAY OF NOVEMBER, 1989.

OF ORD ENVIRONMENT, INC.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1136.12 . CONCECTION

PLANNING COMMISSION CERTIFICATE

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BROOMFIELD THIS 21ST DAY OF NOVEMBER 1989.

BY: Die E. Cimen BY: CHAIRMAN CITY COUNCIL CERTIFICATE

THIS PLAT, AND THE DEDICATION OF THE EASEMENTS SHOWN HEREON ARE HEREBY ACCEPTED AND APPROVED BY THE CITY OF BROOMFIELD THIS 20 DAY OF MOYEMBER, 1989.

CITY CLERK

BY: Sherk

MAYOR

MAYOR

ATTORNEY'S CERTIFICATE

I, AN ATTORNEY ADMITTED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE PERSON OR PERSONS DEDICATING THE EASEMENTS SHOWN ON THIS PLAT, ARE THE OWNERS THEREOF IN FEE SIMPLE, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES.

SURVEYORS CERTIFICATE

I, MICHAEL L. IKELER, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT A FIELD SURVEY HAS BEEN MADE AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND OPINION THAT THIS IS A TRUE AND ACCURATE PLAT OF THAT SURVEY PREPARED UNDER MY SUPERVISION THIS LET DAY OF MOVE AND ACCURATE

MICHAEL L. IKELER

COLORADO REGISTERED PROFESSIONAL

LAND SURVEYOR NO. 11278